



3/30/2022 (updated 4/15/22)

Alex Stedman
Rvi Planning
120 S Ash Ave
Tempe, AZ 85281

RE: Fiesta Ranch
5-PP-2022
J6117 (Key Code)

Dear Alex Stedman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2/17/2022. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Please revise the Preliminary Plat to identify the 100-foot wide Scenic Corridor Easement along Rio Verde differently than the 50-foot Desert Scenic Roadway setbacks along 136th street and 141st Street, as identified in the stipulations of 6-ZN-2019. **ADDRESSED**
2. Please revise the Preliminary Plat to identify a Vista Corridor Easement along the wash corridor where there exists a minimum 750cfs flow rate, as identified in the stipulations of 6-ZN-2019. **ADDRESSED**
3. On the NAOS Plan, please provide an identification of the amount of NAOS provided in Tracts to verify conformance with the minimum requirement set by the stipulations of case 6-ZN-2019. **ADDRESSED**

Circulation and Improvements:

4. Per Zoning Case 6-ZN-2019, the following requirements were stipulated to be addressed:
 - A. EASEMENTS. Prior to issuance of any permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale:
 - a. MULTI-USE PATH EASEMENT OR MULTI-USE TRAIL EASEMENT. A minimum twenty-five (25) foot wide Public Non-Motorized Access Easement to contain the multi-use path or multi-use trail to be constructed in accordance with the infrastructure requirements

below and within washes. The alignment of the easement shall be subject to **ADDRESSED** by the city's Zoning Administrator, or designee, prior to dedication.

Please provide an exhibit with the resubmittal that demonstrates the trail alignment.

- b. PUBLIC NON-MOTORIZED ACCESS EASEMENT. A continuous Public Non-Motorized Access Easement to contain the public sidewalk in locations where the easement crosses onto private property of the development project. **ADDRESSED**

Please update the Preliminary Plat to address the policy related design comments pertaining to sidewalks.

- B. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:

- a. E RIO VERDE DRIVE.

- i. Construct east bound deceleration right-turn lanes at the N 138th Street and N 141st Street intersections.

Please provide additional clarifying information in the Preliminary Plat to confirm this requirement is being achieved.

- ii. Construct west bound deceleration left-turn lanes at the N 138th Street and N 141st Street intersections.

Please provide additional clarifying information in the Preliminary Plat to confirm this requirement is being achieved.

LEFT-TURN LANES WEST BOUND ON RIO VERDE WILL BE PROVIDED VIA A TWO-WAY STRIPED MEDIAN

- C. WATER SYSTEM. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following water distribution improvements:

- a. Twelve (12) inch waterline in E Rio Verde Drive along project frontage. This waterline will not be eligible for any reimbursement agreement and shall be at sole cost of the Developer or Project Owner.

Please provide additional clarifying information in the Preliminary Plat submittal to confirm this requirement is being achieved.

Sixteen (16) inch waterline in E Rio Verde Drive from N 122nd Street to N 128th Street, if the development of this project precedes the development project known as Reata Ranch. This waterline may be credit eligible compliant to Scottsdale Revised Code.

Please provide additional clarifying information in the Preliminary Plat submittal to confirm this requirement is being achieved.

Twelve (12) inch water line in E Rio Verde Drive from N 128th Street to N 136th Street, if the development of this project precedes the development project known as Reata Ranch. This waterline may be credit eligible compliant to Scottsdale Revised Code.

Please provide additional clarifying information in the Preliminary Plat submittal to confirm this requirement is being achieved.

Twelve (12) inch waterline in N 136th St. along project frontage. This line may be eligible for reimbursement (developer's payback) agreement compliant to Scottsdale Revised Code.

Please provide additional clarifying information in the Preliminary Plat submittal to confirm this requirement is being achieved.

Pressure Reducing Valves on any water main with pressure in excess of one hundred twenty (120) pounds per square inch (psi). This will not be eligible for any reimbursement agreement and shall be at sole cost of the Owner.

Addressed with Water BOD and as indicated with the approved Master Water Report as part of the MEDCP.

Please provide additional clarifying information in the Preliminary Plat submittal to confirm this requirement is being achieved.

D. WASTEWATER SYSTEM. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:

- a. Gravity sewer systems along property frontages including E. Rio Verde, N 136th Street, N 138th Street, N 141st Street and all internal development local streets. These sewer systems will not be eligible for any reimbursement agreement and shall be at sole cost of the Owner.

Please provide additional clarifying information in the Preliminary Plat submittal to confirm this requirement is being achieved.

- b. Upsize the Reata Ranch Lift station (Case 15-ZN-2011; Ord. 3996) lift station and dual force mains, to meet the demands of both Reata Ranch and Fiesta Ranch or if the development of this project precedes the development project known as Reata Ranch, enter into an agreement to construct and transfer the Reata Ranch lift station, dual force mains and associated parcel(s) to the City. The agreement may provide an alternative suitable site location acceptable to the City's Water Resources Department enabling sewer service to both developments. This sewer facility and dual force mains will not be eligible for any City reimbursement agreement and shall be at sole cost of the Owner.

Please provide additional clarifying information in the Preliminary Plat submittal to confirm this requirement is being achieved.

- c. Upsize the Scottsdale National Golf Course Lift Station and its downstream gravity system along E Rio Verde Dr to N Alma School Parkway if design and conveyance capacities with the addition of this development's sewer generation exceed the existing sewer system's capacity as analyzed per the Design Standards and Policy Manual, and update the Master Sewer Plan for review and approval by Water Resources. This upsizing will not be eligible for any City reimbursement agreement and shall be at sole cost of the Owner.

Please provide additional clarifying information in the Preliminary Plat submittal to confirm this requirement is being achieved.

- d. Upsize or construct the Reata Ranch Lift Station's downstream dual force main system if either the max velocity of six (6) feet per second or max capacity of the proposed 4-inch force mains be exceeded with the addition of this development's sewer generation, per the Design Standards and Policy Manual's sewer generation criteria to be analyzed by Owner in the Master Sewer Plan Update for review and approval by Water Resources. This sewer system will not be eligible for any City reimbursement agreement and shall be at sole cost of the Owner.

Please provide additional clarifying information in the Preliminary Plat submittal to confirm this requirement is being achieved.

- e. Upsize the Scottsdale National Golf Course Lift Station's downstream dual force main system if either the max velocity of six (6) feet per second or max capacity of the existing force main system be exceeded with the addition of this development's sewer generation per the Design Standards and Policy Manual's sewer generation criteria to be analyzed by Owner in the Master Sewer Plan for review and approval by Water Resources. This sewer system will not be eligible for any City reimbursement agreement and shall be at sole cost of the Owner.

Addressed with Water BOD and as indicated with the approved Master Wastewater Report as part of the MEDCP.

- d. The discussion of proposed onsite hydrology is a little bit confusion. Some of the basins will function as detention to reduce the peak flow to pre-development while others are sized for 100-yr, 2-hour. Clarify the difference and why some of the basins are sized as retention/meeting full storage criteria. Additional information provided regarding hydrology and basin function
- e. Figure 5: Review areas ON80, ON185 and ON135. ON80 and ON185 should extend to City limits. Addressed
- f. Stormwater storage waiver, if no waiver fee is applicable due to the project being in ESL. I don't think you need to fill out the waiver form. Noted.
- g. HEC-1: SL for all of the orifice flow pipes use a value of 1.5 for the exponent instead of 0.5 Addressed
- h. HEC-1: see the warning for 2E basin. I spot checked basin 1B the area in HEC-1 doesn't match G&D plan. Addressed
- i. G&D: How does stormwater get to Basin 1J. Small basin 1' ponding depth and self-retaining
- j. No digital HEC-RAS model was submitted, will perform a detailed review of the model in the next submittal HEC-RAS Model provided.
- k. Clearly show the tie-in point for the floodplain WSE matches the existing. Show existing WSE and velocity and compare against the proposed. ADDRESSED
- l. Many proposed lots encroach on the floodplain, some include erosion control extends into the floodplain. Address all proposed fill in the floodplain in ADDRESSED. CLOMR APPLICATION SUBMITTED TO CITY AS WELL.
- m. Reata Ranch study directly to the west is also improving the floodplain, perhaps coordinate with the consultant/City to review potential impacts. FIESTA IS PROCEEDING IN ADVANCE OF REATA RANCH.

Water and Wastewater:

8. Please submit revised Water and Wastewater Design Reports, addressing the document markups and the comments identified below: NOTED
9. Per DSPM Section 6-1.400 and SRC Sec. 49-219 the developer/owner will be required to install waterlines along all property frontages (E Rio Verde Drive and N 136th Street) at their expense.
 - a. The Developer/Owner shall install a minimum of 12-inch water line across the entire E Rio Verde Drive frontage of the project. This line will not be eligible for any reimbursement agreement and shall be at sole cost of the Developer/Owner. NOTED
 - b. The Developer/Owner shall install a minimum of 12-inch water line along the N 136th Street frontage of the project providing future extension to the south. The Developer/Owner may request a water line payback agreement with Reata Ranch for partial reimbursement per SRC. NOTED
10. If development of this project precedes Reata Ranch, the following off-site water line extensions are required:
 - a. The Developer/Owner shall install a 16-inch water line along E Rio Verde Drive from N 122nd Street to N 128th Street along with a PRV and vault just east of N 128th Street. This water line may be credit eligible compliant to SRC. NOTED
 - b. The Developer/Owner shall install a 12-inch water line along E Rio Verde Drive from N 128th Street to N 136th Street. The Developer/Owner may request a water line payback agreement with Reata Ranch for full reimbursement per SRC. NOTED
11. Please include Case number(s) on the Reports, per DSPM Sections 6-1.202 and 7-1.202. ADDRESSED

12. Per DSPM Section 7-1.400 the developer will be required to design, construct, and upgrade any on-site and/or off-site sewer infrastructure, at their expense, necessary to provide services to the site. The developer shall be financially responsible for the modifications to the existing Lift stations, particularly, SNGC, dual force mains/valves and downstream gravity sewer along E Rio Verde Drive/E Dynamite Boulevard (up to Alma School Road) that will be impacted by this development. The following comments are on the Sewer Masterplan:

Please see the approved Master Water and Waste-water Design Report with notations that corresponds with the MEDCP submittal. Additionally, BODs have been submitted.

- a. If Fiesta Ranch precedes Reata Ranch, Fiesta Ranch needs to secure Reata Ranch LS lot from the Reata Ranch Developer.
- b. Note that d/D for 12" and smaller sewer pipe shall not exceed 0.65 per DSPM Section 7-1.404. An 8-inch sewer with less than 2.35% slope will surcharge at peak flow and would be required to be up sized per Zoning stipulation.
- c. There are multiple 10" sewer segments with a slope of 0.57% or less (MH2 to MH5 and M6 to MH 10) that do not have capacity of a peak flow of 780 gpm. The sewer segments require to be up sized per Zoning Stipulation.
- d. The attached RDH flow monitoring is unreliable and inaccurate. Regardless of LS flow, the monitored flow at Alma School should be much higher than flow on Rio Verde Dr. The data showed that Rio Verde Dr sewer has higher flows compared to Alma School sewer. Therefore, the sewer monitoring data is not valid and does not indicate the available remaining capacity of the gravity sewer system.
- e. 780 gpm of peak flow does not include existing gravity flows from the neighboring properties. Per Comment response from KH, the monitored flow of 36 gpm would be used as existing sewer flow from neighboring properties. Therefore, the peak flow would be higher than 780 gpm (pumped volume). Once the pumps have been finalized during the design of LS, and if the selected pumps discharge more than 780 gpm, the selected pumped volume plus existing 36 gpm needs to be considered for the gravity sewer design and analyses.
- f. The full extent of gravity sewer replacement would be based on field survey to be conducted before the final design as specified in Sewer BOD Section 4.2. The Developer is financially responsible for all off-site sewer upgrades per Zoning stipulation and per DSPM Section 7-1.400.
 - (1) Peaking factor per AAC is not acceptable per DSPM Chapter 7.
 - (2) An Updated Sewer BOD would be required based on field survey data during design phase following DSPM Section 7-1.202.
- g. Requires backwater valves per DSPM Section 7-1.409.G.
- h. Per DSPM Section 7-1.303, max allowed velocity in force main is 6 fps. With this velocity, max conveyance capacity of a 6" force main is approximately 529 gpm. If the flow from SNGC LS (including flow from Reata & Fiesta LS) exceeds 6 fps velocity criteria within one 6" force main, will require installation of a third larger force main (sized to be determined) at the sole cost of the developer/owner. Please note that 780 gpm flow would result 8.85 fps in 6" existing force main which is not acceptable. VFDs will not help to reduce the velocity during peak discharge. A 6-inch force main not acceptable for 780 gpm of peak discharge per DSPM Section 7-1.303. An 8-inch parallel force main would be required.
- i. Upgrading interim impellers shall be developer's responsibility Per DSPM Section 7-1.400.
 - (1) However, it is less likely that an interim impeller can be found and later can be changed with a larger impeller as this will impact the motor size. A VFD driven pump would help with lower flow.

Please see the approved Master Water and Waste-water Design Report with notations

3. Update Water BOD similar to Sewer BOD where the master plan report is attached for additional information.
4. The following comments are on Sewer Masterplan:
 - a. Dual force main required for the lift stations.
 - b. 780 gpm discharge from lift stations does not include existing gravity flows from the neighboring properties. Therefore, the peak flow would be higher than 780 gpm.
 - c. Appendix C: Appears that the entire Flow Monitoring document has not been attached - missing data on Location#3.
 - d. The flow monitoring data is questionable. Based on City's SCADA, the discharge from SNGC LS (#47) varies from 250 to 280 gpm. The designed capacity of the LS is 275 gpm.
15. See Water and Sewer Masterplan Report (1-MP-2021) redlines for additional comments.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Landscape Design:

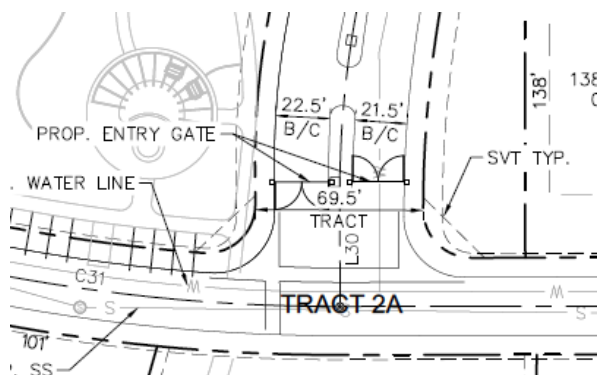
16. The locations of some of the monument sign concepts represented on the Landscape Plans appear to conflict with the 50-foot-wide Desert Scenic Roadway Setbacks along 136th Street and 141st Street. Per the zoning stipulations of case 6-ZN-2019, the Desert Scenic Roadway Setbacks are to be left in natural condition, which would include being free of walls, monument signs, and other such improvements. Some of these improvements also appear to be located in conflict with NAOS areas as well. Please verify and revise accordingly.

Entry monument signs have been moved outside the 50-foot-wide Desert Scenic Roadway setback.

Circulation and Improvements:

17. Please revise the transportation elements and street cross sections to conform to the Fiesta Ranch Master Circulation Plan, 1-MP-2021, and approved zoning case 6-ZN-2019. **ADDRESSED**
18. Intersection skews are allowed up to 4%, but anything greater requires Transportation Department approval. Please verify and confirm that the intersections along the East/West collector street are in compliance, per DSPM 5-3.123. **ADDRESSED**
19. Gated entrances must conform to DSPM Sec. 2-1.302, Fig. 2-1.2. The gates shown below are not set back far enough. Please revise the gated entry configuration(s) accordingly.

Gated entry configuration have been revised.



South leg aligns with street configuration north of Rio Verde now. See updated Preliminary Plat centering the left turn lane with street north of Rio Verde.

20. The south leg of the 136th Street and Rio Verde intersection does not align as required by the stipulations. Please provide a preliminary striping plan to show how the lanes will be aligned to comply with the stipulations of zoning case 6-ZN-2019.

21. Please evaluate and confirm the proposed culvert sizing under N 141st Street in Phase 4. Per DSPM Ch. 4, roads may not be designed to meet the minimum culvert design accordingly.

141st Street Culvert crossing designed to meet DSPM Chapter 4 requirements and maximum overtopping depths based on classification.

22. Per DSPM 5-3.102 and 5-3.110, please update the Preliminary Plat documents to reflect conformance with the following:

a. MINOR ARTERIAL: 55-foot minimum half-street right-of-way cross section to define the half-street right-of-way width according to the dimension the required 7-foot bike lane width.

EXISTING 100FT RIGHT OF WAY WILL ENCOMPASS IMPROVEMENTS. 7-FOOT BIKE LANE ADDED TO CROSS-SECTION.

b. LOCAL COLLECTOR: Please update the details to include a 6-foot-wide meand along the East/West collector; connecting the trails for 136th, 138th, and 141st.

ADDRESSED

c. LOCAL COLLECTOR: Please update the details to identify a sidewalk for 136th; connecting Rio Verde to the East/West collector.

ADDRESSED

23. Final plat for phase 1 will need to provide a WSF easement over Tract 3B Road18, the dedication of Tract 3F, WSF easement over Tract 3A Road 10 and WSF easement for force main from Tract 3f to Tract 3A Road 10, to account for sewer system serving all phases, including Phase 1, but located within Phase 3. The improvement plans associated with this plat will need to provide hardened path over the sewer system components within Phase 3 that will precede the ultimate Phase 3 road dedications and associated improvements. Please update the Preliminary Plat submittal to include these components within phase 1, in accordance with DSPM Ch. 7.

NOTED AND ADDRESSED

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

24. Lots 183 thru 190 have direct frontage on a Collector street, which is typically problematic to the resulting residents of those homes. Please evaluate including traffic calming solutions into the initial improvements to address the concerns with the subdivision improvements.

TRAFFIC CALMING PER DSPM TO BE PROVIDED AT FINAL DESIGN

25. The trail and sidewalk along Rio Verde should be separated by four feet where possible. Please revise the Preliminary Plat documents to reflect this separation, with the exception of intersection connection points.

ADDRESSED

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 29 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Barnes", with a long horizontal flourish extending to the right.

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

5-PP-2022 (Case Number)
J6117 (Key Code)

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this Review Comment Letter
- Preliminary Plat:
- NAOS Plan:
- Landscape Plan:
- Phasing Plan(s):

Technical Reports: Please submit one (1) digital copy of each report requested

- Revised Drainage Report:**
- Revised Water Design Report:
- Revised Wastewater Design Report: